



# **PLANNING COMMISSION AGENDA REPORT**

VI.1

MEETING DATE: MAY 12, 2008

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-07-110  
857 GOVERNOR STREET

DATE: MAY 1, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

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## **DESCRIPTION**


The applicant is requesting approval of a parcel map to subdivide a parcel into two single-family residential lots.

## **APPLICANT**

Ryan Walker is the authorized agent for the property owner, Dan Kruse.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
WENDY SHIH  
Associate Planner

  
KIMBERLY BRANDT, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 857 Governor Street Application: PM-07-110

Request: Parcel map to subdivide a parcel into two (2) single-family residential lots.

### SUBJECT PROPERTY:

Zone: R1  
General Plan: Low Density Residential  
Lot Dimensions: 141 ft. by 107.5 ft.  
Lot Area: 15,157 sq.ft.  
Existing Development: One single-family residence to remain and three accessory structures to be removed.

### SURROUNDING PROPERTY:

North: Surrounding properties  
South: are all R1  
East: zoned and  
West: developed.

## DEVELOPMENT STANDARD COMPARISON

Development Standard      Code Requirement      Proposed/Provided

Density:			
Zone	1 du/6,000 sq.ft.	1 du/7,578 sq.ft. avg.	
General Plan	1 du/5,445 sq.ft.		
Lot Size:	6,000 sq.ft.	<u>Parcel 1</u> 6,522 sq.ft.	<u>Parcel 2</u> 8,635 sq.ft.
Lot Width:	50 ft.	<u>Parcel 1</u> 60.7 ft.	<u>Parcel 2</u> 80.3 ft.
Parcel 1 comparisons to applicable Code requirements:			
Side setbacks(left/right):	5 ft./5ft.	5 ft./5 ft.	
Open space:	40% (2,609 sqf.ft.)	49% (3,186 sq.ft.)	

CEQA Status Exempt-Class 15  
Final Action Planning Commission

## **BACKGROUND/ANALYSIS**

The subject property is located mid-block between Placentia Avenue and National Street, on the south side of Governor Street. The 15,157 square-foot lot has frontage on both Governor Street and Victoria Street; however, access is limited to Governor Street. It is zoned R1 (Single-Family Residential) with a General Plan designation of Low Density Residential. The double-wide lot was developed in 1943 with a single-family residence and three accessory structures, and remained unchanged when the Freedom Homes tract were constructed in the area in the mid 1950s.

In 2002, permits were issued for the demolition of the original residence and construction of a new residence in its place. The three accessory structures remained on the property. Planning Commission also approved Parcel Map PM-01-219 to split the lot into two to allow future development of a separate residence in place of the accessory structures. However, the map was never recorded and it has since expired.

The applicant is processing this parcel map to again subdivide the lot into two single-family residential lots. The map is consistent with applicable Code requirements and the State Subdivision Map Act. The proposed lot widths of approximately 61 feet and 80 feet are similar to lot sizes in this block (67 foot average on the same side of the street as the subject property; 70 foot widths across the street). The existing house on parcel 1 will still comply with all applicable development standards (setbacks, open space, etc.).

With the subdivision, the three accessory structures on proposed lot 2 will no longer have a main structure to be subordinate to. Therefore, staff has included a condition requiring the applicant obtain a demolition permit and raze the three structures prior to City Council approval of the final parcel map. Construction of a new residence on lot 2 will be subject to the Residential Development Standards and Design Guidelines and be reviewed by Planning staff.

## **GENERAL PLAN CONSISTENCY**

The property has a General Plan designation of Low Density Residential. Under this designation one dwelling unit is allowed per lot. The proposed subdivision would allow two single-family residential lots exceeding 6,000 square feet each, which is consistent with other properties in the area as well as with the use and density allowed by the City's General Plan.

## **ALTERNATIVES**

If the parcel map is denied, the lot could not be subdivided into two parcels and the applicant could not submit substantially the same request for six months.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 for Minor Land Divisions.

**CONCLUSION**

Approval of the parcel map will facilitate subdivision of the parcel into two single-family residential lots that is in compliance with the requirements of the City's subdivision ordinance and the State's Subdivision Map Act.

Attachments:       Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Zoning/Location Map  
                          Parcel Map No. 2007-110

cc:     Deputy City Manager - Dev. Svs. Director  
          Deputy City Attorney  
          City Engineer  
          Fire Protection Analyst  
          Staff (4)  
          File (2)

Ryan Walker  
P.O. Box 6289  
Anaheim, CA 92816

Dan Kruse  
857 Governor Street  
Costa Mesa, CA 92627

File: 051208PM07110	Date: 050108	Time: 4:00 p.m.
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**RESOLUTION NO. PC-08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-  
110**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by the property owner, Dan Kruse, with respect to the real property located at 857 Governor Street, requesting approval of a parcel map to subdivide a parcel into two single-family residential lots in the R1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 12, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Parcel Map PM-07-110 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Parcel Map PM-07-110 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 12<sup>th</sup> day of May 2008.**

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Donn Hall, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 12, 2008, by the following votes:

AYES:           COMMISSIONERS

NOES:           COMMISSIONERS

ABSENT:        COMMISSIONERS

ABSTAIN:       COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A" (If approved)**

**FINDINGS**

- A. The proposed two-lot subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. The subject property is physically suitable to accommodate PM-07-110 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- C. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- D. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- E. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15315 for Minor Land Divisions.
- G. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng. 1. A demolition permit shall be obtained for all three accessory structures, and the structures shall be razed and the demolition permit shall be finalized prior to City Council approval of the final parcel map.



**RESOLUTION NO. PC-08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PARCEL MAP PM-07-110**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by the property owner, Dan Kruse, with respect to the real property located at 857 Governor Street, requesting approval of a parcel map to subdivide a parcel into two single-family residential lots in the R1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 12, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Parcel Map PM-07-110 with respect to the property described above.

**PASSED AND ADOPTED this 12<sup>th</sup> day of May 2008.**

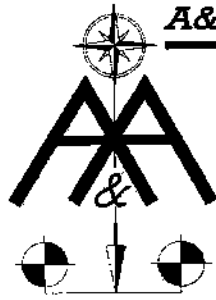
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Donn Hall, Chair  
Costa Mesa Planning Commission

**EXHIBIT "A" (If denied)**

**FINDINGS**

- A. The proposed two-lot subdivision is not consistent with the City's General Plan and Zoning Ordinances.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA, under Section 15315 for Minor Land Divisions.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



## **A&A SURVEYING AND MAPPING**

- **LAND SURVEYING**
- **LAND PLANNING**
- **GIS AND GPS**
- **LASER SCANNING**
- **CONSTRUCTION**

825 E COLTON AVE., REDLANDS CA 92374  
PHONE (909) 793-6727 FAX (909) 793-6727  
CELL (909) 709-0649 or (909) 709-8295  
E-mail: [ahoygeorge@msn.com](mailto:ahoygeorge@msn.com)

**Date:** October 16, 2007

**Job No.:** 06-338

**To:** Costa Mesa Planning Commission

**Project:** 857 Governor St

**From:** A&A Surveying and Mapping

**CC:**

**Re:** TPM 07-110

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To whom it may concern:

We, Cherie A. Kruse and Daniel R. Kruse husband and wife as joint tenants of the parcel of land described in Grand Deed Doc. # 2006-000677667, recorded 10/12/2006 request the subdivision of said land into two parcels as shown on the tentative map.

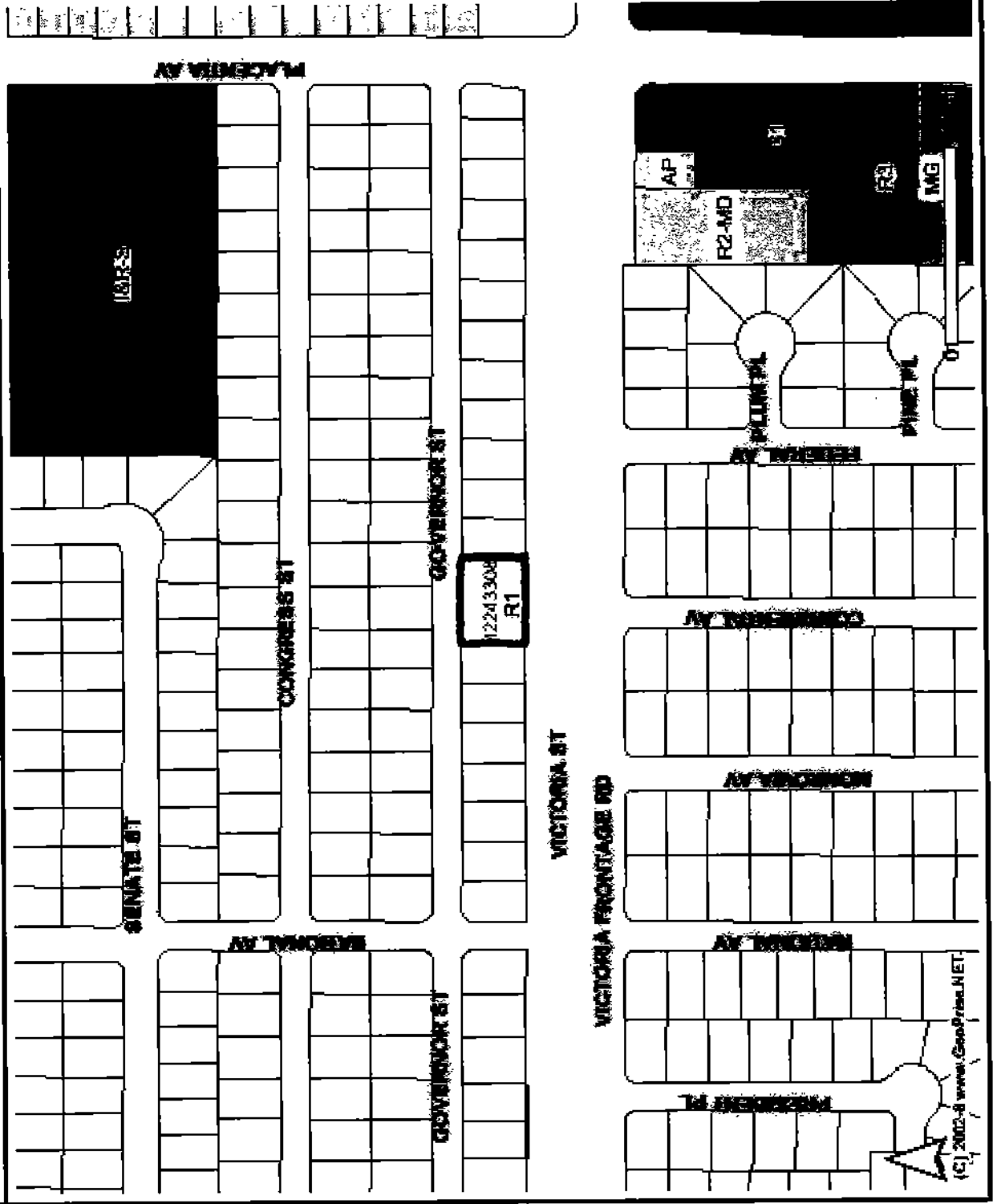
Sincerely yours

Cherie A. Kruse and  
Daniel R. Kruse

## Overview Map



## Map Display



## Legend

Street Names	CL
Parcel Lines	MR
City Boundary	MR-S
Boundary	MG
	MP
	P
	POC
	POI
	POR-HD
	POR-LO
	POR-MD
	POR-NCM
	R1
	R2-HD
	(cont)
AP	
C1	
C1-S	
C2	
(cont)	

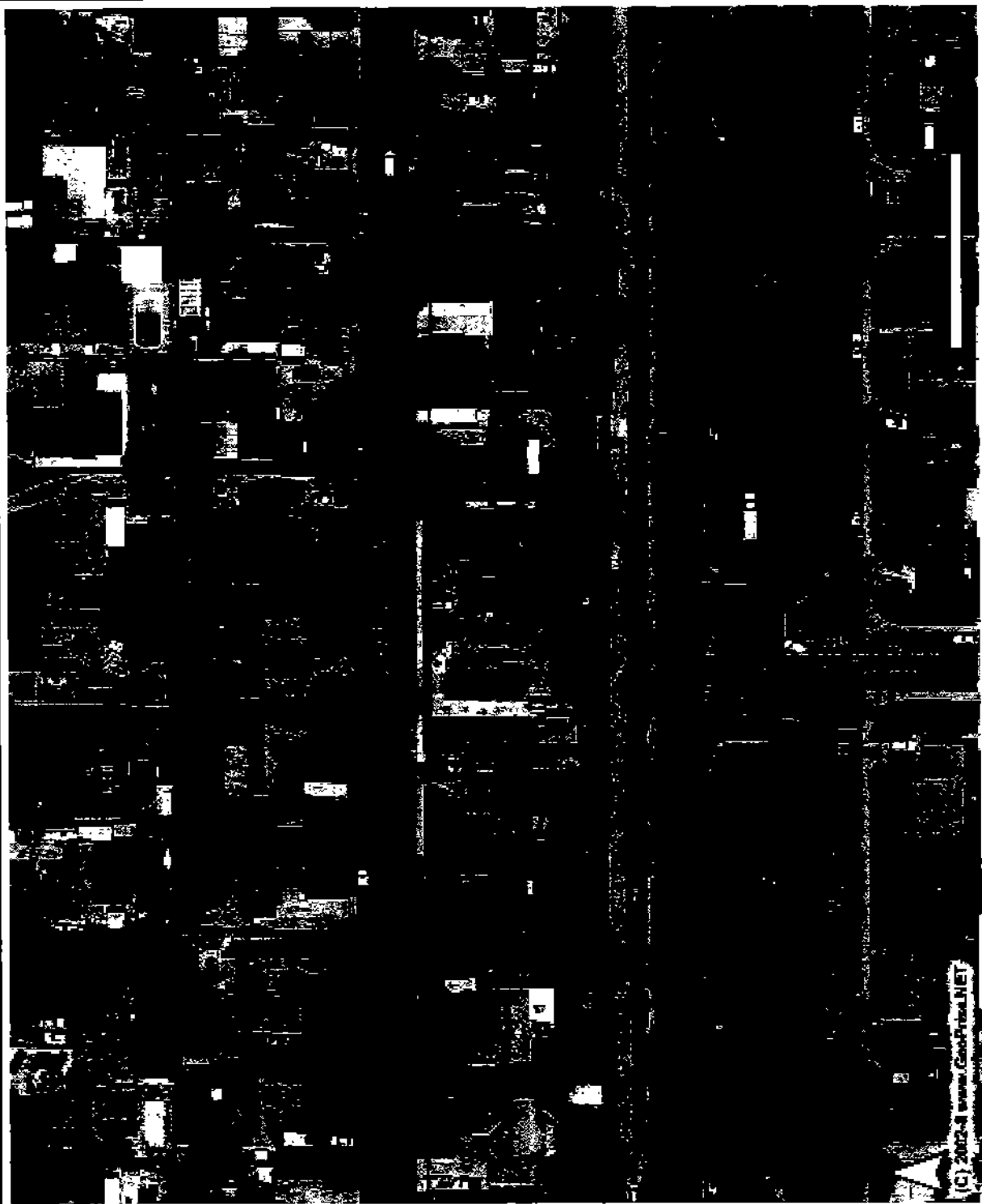
# City of Costa Mesa

857 GOVERNOR STREET - [Created: 4/25/2008 3:31:19 PM] [Scale: 120.13] [Page: 8.5 x 11 / Landscape]

## Overview Map



## Map Display



## Legend

- Address Range
- Street Names
- Parcel Lines
- City Boundary
- City
- Level 1 Ortho Photo
- Ortho Photography
- Parcels
- ROW
- Polygons

